

**JOINT**  
**PUBLIC NOTICE**

CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107  
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2006-3761-2IR-P

December 22, 2006

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

TBLB, LLC  
C/O CHARLESTON BATTERY LLC  
1990 DANIEL ISLAND DRIVE  
CHARLESTON, SOUTH CAROLINA 29492

for a permit to change the use of a former degaussing station in

CHARLESTON HARBOR

at 2 Concord Street, Charleston, Charleston County, South Carolina  
(Latitude: 32.77333; Longitude: 79.92527).

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, JANUARY 22, 2007**

from those interested in the activity and whose interests may be affected by the proposed work.

The 4,065 square foot former Navy de-gaussing station has been purchased and will be renovated into a private residential dwelling. The renovations are conceptual but will include an addition to the third floor space and canopies over existing concrete walkways. There are no plans to perform modifications in the navigable waters of the United States. This public notice is being issued as a result of the change in use from government (Navy) ownership to a private residence.

**NOTE:** Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.0 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which

reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

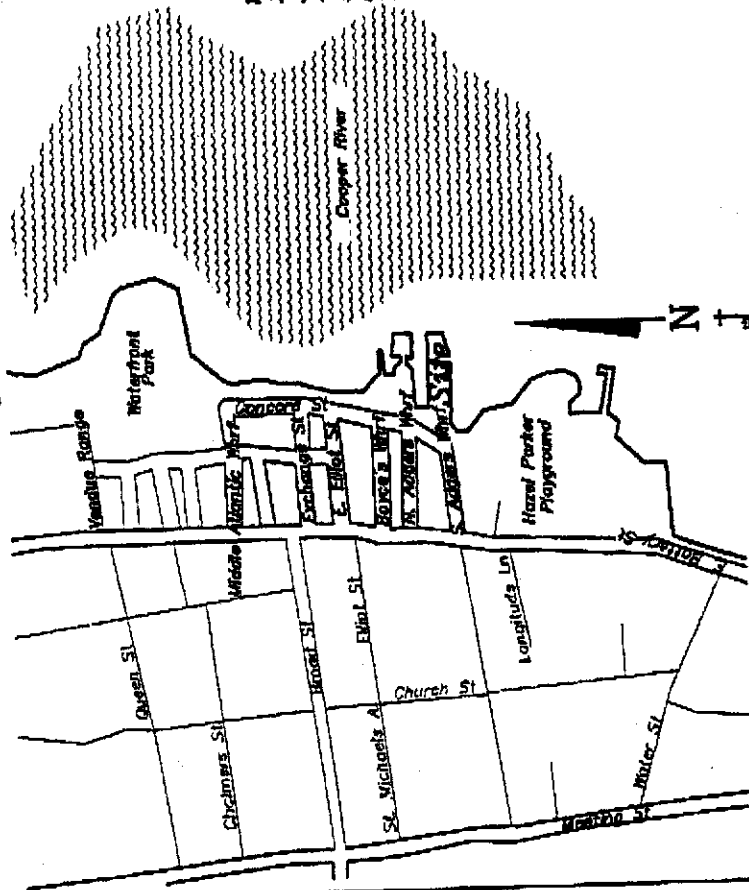
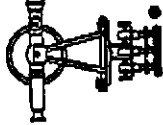
If there are any questions concerning this public notice, please contact Robin Collier-Socha at 843-329-8044 or toll free at 1-866-329-8187.

Steve [unclear]  
Project Manager  
SCDHEC-OCRM

# GEORGE A.Z. JOHNSON, JR., INC.

## LAND SURVEYORS

6171 Savannah Highway  
 Ravenel, South Carolina 29470  
 (843) 889-1488 Charleston No. 722-3822 Edisto No. 808-1488



- 1: Start out going WEST on MCNELLAN AVE / 3RD ST toward AVENUE D. 0.1 miles
- 2: Turn LEFT onto AVENUE E S. 0.1 miles
- 3: Turn RIGHT onto COSGROVE AVE EXT. 0.1 miles
- 4: COSGROVE AVE EXT becomes COSGROVE AVE. 1.0 miles
- 5: COSGROVE AVE becomes SC-7. 0.1 miles
- 6: Merge onto I-26 E toward CHARLESTON. 4.3 miles
- 7: Take the MEETING ST exit- EXT 221B- on the LEFT. 0.3 miles
- 8: Turn RIGHT onto MEETING ST / US-52. Continue to follow MEETING ST. 1.5 miles
- 9: Turn LEFT onto BROAD ST. 0.2 miles
- 10: Turn RIGHT onto E BAY ST. <0.1 miles
- 11: Turn LEFT onto BOYCE'S WHARF. <0.1 miles
- 12: Turn LEFT onto CONCORD ST. <0.1 miles
- 13: End at 2 Concord St  
 Charleston, SC 29401-2566, US

Location Map "NTS"

SAC# 2006-3761-21P



LOCATION MAP

FOR TMS 458-13-02-007

DATE: NOV. 17, 2006

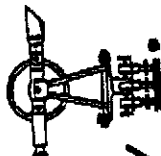
SCALE "NTS"

Sheet 1 of 5

Applicant: TBLB, LLC  
 C/O Charleston Battery, LLC  
 1990 Daniel Island Drive  
 Charleston, SC 29492  
 Charleston County  
 TMS No. 458-13-02-007  
 Cooper River  
 GAZJ JOB # 21810  
 P/N#

# **GEORGE A.Z. JOHNSON, JR., INC.** **LAND SURVEYORS**

6171 Savannah Highway  
Beverly, South Carolina 29470  
(843) 688-1492 Charleston No. 762-3882 Salto No. 888-1486



**Property of**  
**CONCORD STREET INFESTORS, LLC**  
**T.M.S.**  
**458-13-02-031**

**Property of**  
**Charleston Navigation Company**  
**T.M.S.**  
**458-13-02-008**

**Property of**  
**No. 2 Concord Street**  
**South Carolina State**  
**Ports Authority**  
**Tms 458-13-02-007**

**Property of**  
**Lot D**  
**Carolina Yacht Club**  
**Tms 458-13-02-002**

**Property of**  
**No. 70 East Bay Street**  
**City Council of Charleston**  
**Tms 458-13-02-003**



**Property of**  
**South Adams Water**  
**Right-of-Way**

**FLOOD COOPER RIVER**  
**U.S. PEIRHEAD LINE**  
**50115.07' E**  
**143.08'**

**Waters of The Cooper River**

**SA # 2006-3761-212**



**PLAN VIEW**

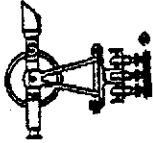
**FOR TMS 458-13-02-007**  
**DATE: NOV. 17, 2006**  
**SCALE "NTS"**

**Sheet 2 of 5**

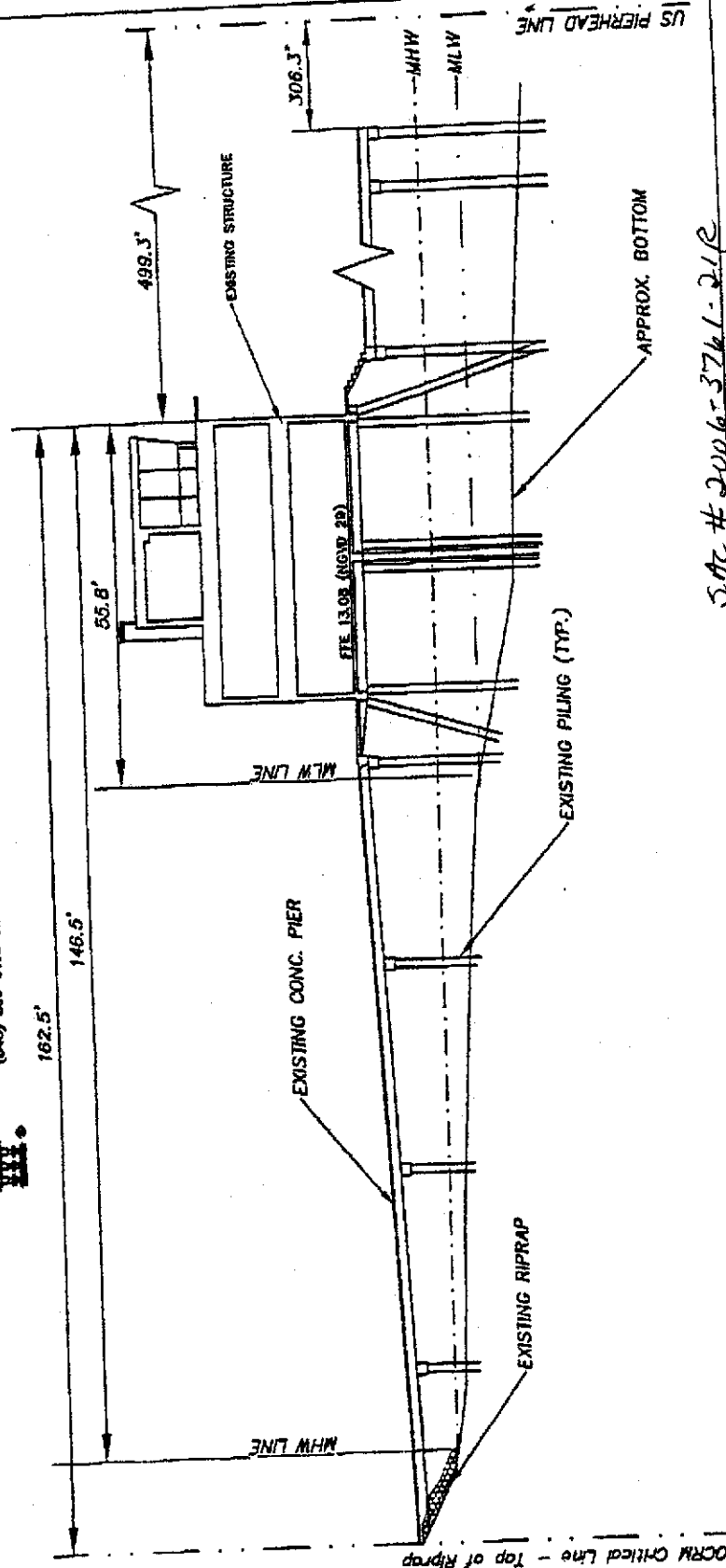
**Applicant: TBLB, LLC**  
**C/O Charleston Battery, LLC**  
**1990 Daniel Island Drive**  
**Charleston, SC 29492**  
**Charleston County**  
**TMS No. 458-13-02-007**  
**Cooper River**  
**GAZJ JOB # 21810**

**P/N#**

**GEORGE A.Z. JOHNSON, JR., INC.**  
LAND SURVEYORS



9171 Savannah Highway  
Riverside South Carolina 29470  
(843) 688-1492 Charleston No. 722-5662 Mobile No. 669-1495



SAC # 2006-3761-212

Applicant: TBLB, LLC  
C/O Charleston Battery, LLC  
1990 Daniel Island Drive  
Charleston, SC 29492  
Charleston County  
TMS No. 458-13-02-007  
Cooper River  
GAZJ JOB # 21810  
P/N#

SECTION VIEW

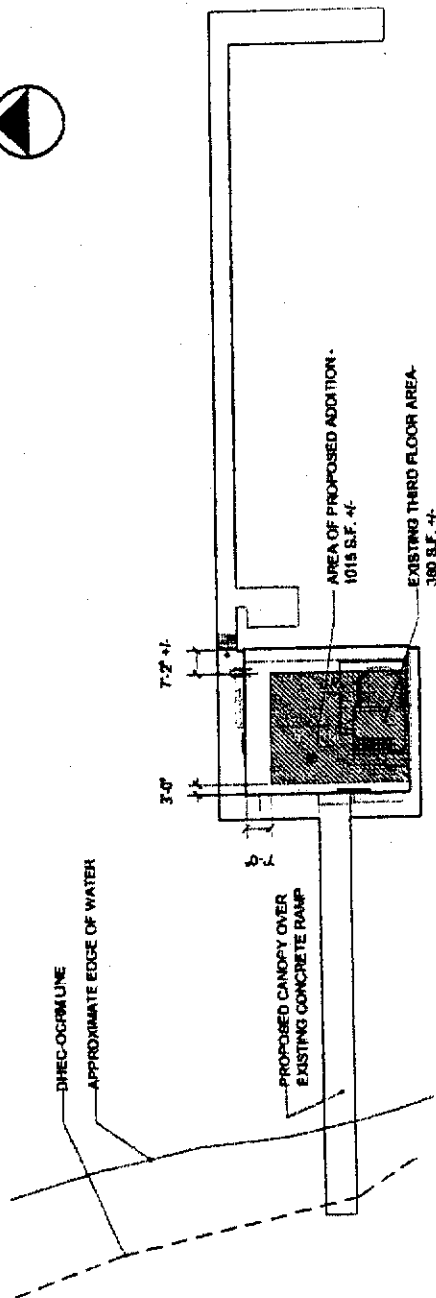
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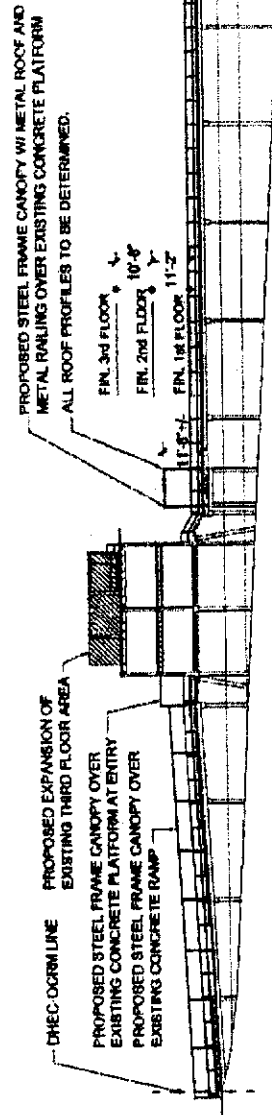
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Sheet 3 of 5

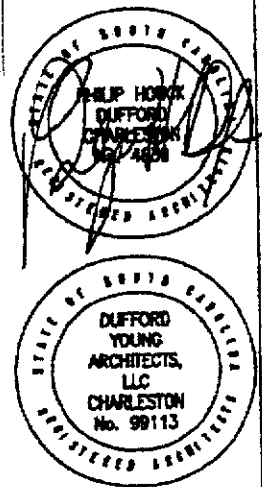




**THIRD FLOOR PLAN WITH PROPOSED SQUARE FOOTAGE INCREASE**



**EXISTING SITE SECTION WITH PROPOSED REVISIONS**

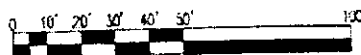


*SAC # 2006-3761-2JR*

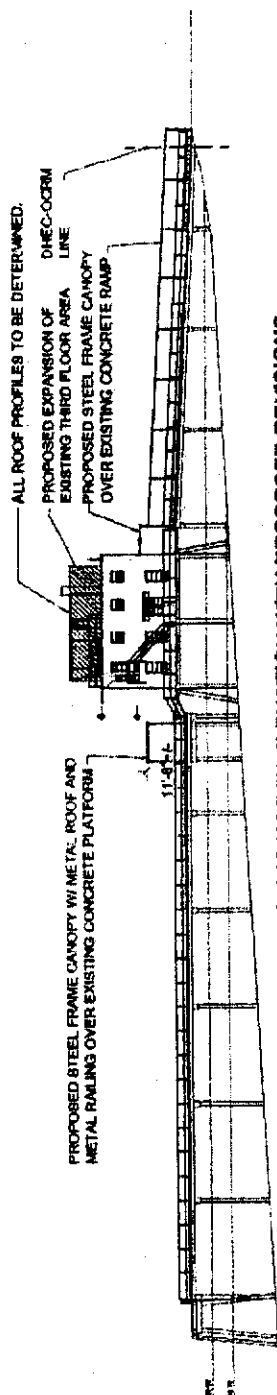
PURPOSE: CHANGE IN USE  
ADJACENT PROPERTY OWNERS:  
1. CAROLINA YACHT CLUB  
2. CHARLESTON NAVIGATION COMPANY  
3. CITY OF CHARLESTON

**FIGURE 4 of 5  
PLAN & SECTION**

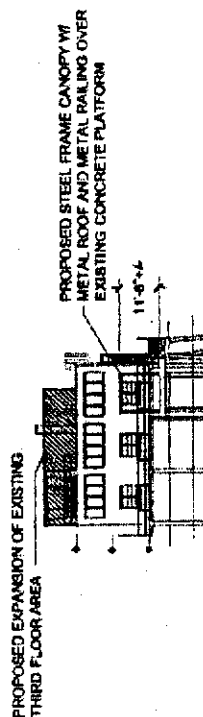
2 CONCORD  
CHARLESTON, SOUTH CAROLINA



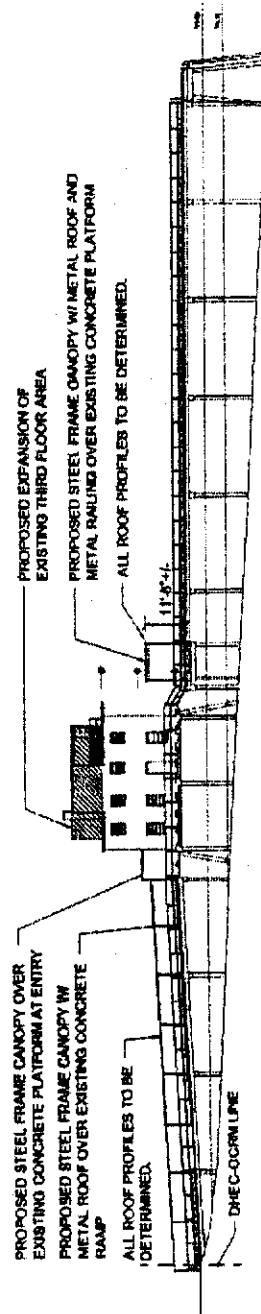
PROPOSED: RESIDENTIAL DWELLING  
AT: 2 CONCORD STREET  
CHARLESTON, SC 29401  
COUNTY: CHARLESTON  
IN: CHARLESTON HARBOR  
COUNTY: CHARLESTON  
SHEET: DATE: 11/09/06



**EXISTING NORTH ELEVATION WITH PROPOSED REVISIONS**



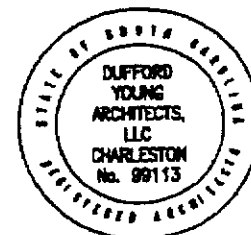
**EXISTING EAST ELEVATION WITH PROPOSED REVISIONS**



**EXISTING SOUTH ELEVATION WITH PROPOSED REVISIONS**



**EXISTING WEST ELEVATION WITH PROPOSED REVISIONS**



SAC # 2006-3761-2FR

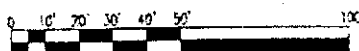
**PURPOSE:** CHANGE IN USE

**ADJACENT PROPERTY OWNERS:**

1. CAROLINA YACHT CLUB
2. CHARLESTON NAVIGATION COMPANY
3. CITY OF CHARLESTON

**FIGURE 5 of 5  
ELEVATIONS**

2 CONCORD  
CHARLESTON, SOUTH CAROLINA



**PROPOSED:** RESIDENTIAL DWELLING

**AT:** 2 CONCORD STREET  
CHARLESTON, SC 29401  
**IN:** COUNTY: CHARLESTON  
CHARLESTON HARBOR

**COUNTY:** CHARLESTON

**SHEET:** DATE: 11/09/05